

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: September 13, 2012

Time: 7:00 PM

Location: Village Board Room  
200 South Hough Street  
Barrington, Illinois

In Attendance: Karen Plummer, Commissioner  
Patrick Lytle, Commissioner  
Joe Coath, Commissioner  
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant, Zoning Coordinator

*Call to Order*

Chairperson O'Donnell called the meeting to order at 7:06 PM.

Roll call noted the following: Steve Petersen, absent; Karen Plummer, present; Patrick Lytle, present; Scott Kozak, absent; Chris Geissler, absent; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

*Chairperson's Remarks*

Chairperson O'Donnell announced the order of proceedings.

*New Business*

ARC 12-08: 312 S. Cook Street – Public Hearing

Owner: Free Mason Barrington Lodge  
312 South Cook Street  
Barrington, Illinois 60010

The applicant is seeking approval of a Certificate of Appropriateness for alterations to a property in the H-Historic Preservation Overlay District. The petitioner is proposing to remove and replace the existing siding and trim on all elevations. Some repair work may also be necessary for the door and windows casings. The Petitioner is also proposing to replace the siding and trim on the shed located

in the rear of the property. The property is zoned R-6 Single-Family Residential and is in the H-Historic Preservation Overlay District.

Mr. David Barry, a member of the Buildings Committee for the Mason Lodge, said they want their building to look nice but are also concerned about insulating the building. He met with Chairperson O'Donnell and Vice Chairperson Coath to look at the project. There is a four inch pocket between the walls where they could put insulation. They want to wrap the building with vinyl siding, wrap the soffits, and insulate between the walls.

Chairperson O'Donnell said they cannot use vinyl; they need to use historic materials.

Mr. Barry asked what makes it historic.

Commissioner Plummer answered that it was built in 1872 and it is in the Historic District. It was evaluated and both buildings are classified as historic.

Mr. Barry said if they cannot use vinyl, they would like to use a composite that will last longer than cedar. He is concerned about the maintenance.

Chairperson O'Donnell said cedar will actually last 150 years.

Ms. Tennant said that they can only use cementious on an addition.

Chairperson O'Donnell said that cedar will not cost them more.

Mr. Barry said they will do it in cedar if they have to.

Commissioner Plummer said they will need more details. The proposal said they will use 6-inch cedar siding and all cedar trim.

Mr. Barry said they would like the work done before the winter. He asked about the insulation.

Chairperson O'Donnell said that the insulation is their call. The Commission is only concerned with the outside.

Vice Chairperson Coath said they should try to take off all the old. The new siding should go on the proper elevation. He said to keep the original sheathing and put the new boards on that.

Chairperson O'Donnell proposed that they take off one side and have Chairperson O'Donnell and Vice Chairperson Coath look at it. They can repair the soffit and fascia as necessary.

Vice Chairperson Coath said they need to protect the cornices.

Ms. Tennant asked if the Commission thinks the window casements will be okay.

Chairperson O'Donnell said they will look at it after they remove the siding on one side.

Ms. Tennant asked Mr. Barry to call her about a day ahead of when they will be ready.

Mr. Michael Harkins, President of Historical Society, said they have been concerned about historic buildings for a number of years. They monitor the Historic District. There have been considerable changes over the last 25 years.

Chairperson O'Donnell said the Architectural Review Commission has only been around for about eight to ten years. He said they can't change the past, but they are trying to protect the Historic District into the future.

Mr. Harkins said that Barrington has the largest historic district in the state. He has put buildings on the Nation Register in Washington.

Vice Chairperson Coath said in the last five years there has been a serious effort to preserve the Historic District.

The Commission thanked Mr. Harkins for his input and invited him to attend meetings whenever possible.

A motion was made by Commissioner Lytle and seconded by Commissioner Plummer to approve ARC 12-08, 312 South Cook Street, for a Certificate of Appropriateness for alterations to a property in the H-Historic Preservation Overlay District with the following conditions:

- contact Village for review when siding is removed from one side
- use of cedar siding and trim
- protect the cornices

*Roll Call Vote: Commissioner Petersen, absent; Commission Plummer, yes; Commissioner Lytle, yes, Commissioner Kozak, absent; Commissioner Geissler, absent; Vice Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 4-0. The motion carried.*

Ms. Julie Howard, 625 South Cook Street, owns a non-contributing structure that they would like to take down and build a new house. They bought the house two years ago. They love the look of Cook Street. She asked for the Commission's guidance. They want their new house to fit in the neighborhood. She supplied photos of homes they like. She has had an architect draw up a floor plan. The daylight plane is causing them some concerns. They want a Colonial. And it looks like they will need to put on a hip roof. She was waiting to speak with the Commission before she asks the architect to draw the plan.

Commissioner Lytle recommends that they scale down the house.

Chairperson O'Donnell said the Commissioner has no control over height and daylight plane.

Commissioner Lytle suggested that they go to 9'6" on the first floor rather than 10'.

Ms. Howard said that was doable and it would help with the staircase.

Chairperson O'Donnell reminded her that the Commission insists on consistent roof pitch.

Vice Chairperson Coath said that it is very difficult to generate a pleasing house starting with the floor plan.

Commissioner Lytle recommends that they break up the side of the house with a small return so that it looks more like an addition.

Vice Chairperson Coath said they should not put the two story pilasters on the sleeping porch.

Chairperson O'Donnell mentioned that they should make sure the windows panes are taller than they are wide.

Ms. Tennant said she will go over the specifics tomorrow with Ms. Howard.

#### Approval of Minutes

July 12, 2012

The Commission was unable to approve the July 12, 2012 minutes as the appropriate Commissioners were not present.

July 26, 2012

The Commission was unable to approve the July 26, 2012 minutes as the appropriate Commissioners were not present.

#### Planners report

No update.

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#### Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Lytle to adjourn the meeting at 8:17 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick  
Recording Secretary

  
Chairperson O' Donnell  
Architectural Review Commission

Approval Date: October 25, 2012